

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #02018
Pine Lake Heights South 6th Addition

Date: November 4, 2002

SCHEDULED PLANNING COMMISSION MEETING: November 13, 2002

PROPOSAL: A final plat consisting of 22 lots and two outlots.

LAND AREA: 13.93 acres more or less.

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See legal description on the attached final plat.

LOCATION: Northeast of the intersection of South 27th Street and Yankee Hill Road.

OWNERS/

APPLICANTS:

John Brager and Thomas White

Gerald
Schleich

Ridge Development Co.
PO Box 22296
Lincoln, NE 68542
(402) 421-1627

Southview, Inc.
3901 Normal Boulevard
Lincoln, NE 68506
(402) 436-3111

CONTACT: Michael R. Johnson, Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: This site is undeveloped, but is being graded in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North	Residential	R-3
South	Vacant	R-4, O-3, B-2
East	Vacant	R-3
West	Vacant	R-3, O-3

HISTORY: SAV#02008 - A petition to vacate a portion of O'Hanlon Drive consistent with the preliminary plat of Pine Lake Heights South 4th. This application has been scheduled for introduction at City Council on November 4, 2002.

FP#02008 - The final plat of Pine Lake Heights South 4th Addition was approved September 4, 2002.

PP#00029 - The preliminary plat for Pine Lake Heights South 4th was approved April 5, 2002.

CZ#3297 - Approved April 5, 2002, changed the zoning from R-4, B-2, and O-3 to R-3 for all land within the limits of the preliminary plat of Pine Lake Heights South 4th.

CZ#3298 - Approved April 5, 2002, changed the zoning from R-3 to R-4, B-2 and O-3 for those lands within the limits of the preliminary plat of Pine Lake Heights South 4th.

ANALYSIS:

1. The preliminary plat of Pine Lake Heights South 4th Addition revised the planned street layout in this area by terminating the west end of O'Hanlon Drive in a cul-de-sac, and by extending Grainger Parkway to South 27th Street. Grainger Parkway now serves as the access point into the development.

The only final plat approved for this development so far is Pine Lake Heights South 4th Addition. It left O'Hanlon Drive intact, but dedicated additional right-of-way to increase the width of O'Hanlon Drive at the intersection with South 27th Street to accommodate the street layout on the preliminary plat. The Pine Lake Heights South 6th Addition final plat creates the O'Hanlon Court cul-de-sac to provide for the extension of Grainger Parkway through the development, consistent with the preliminary plat. SAV#02008, scheduled for introduction at City Council on November 4, 2002, vacates that portion of the O'Hanlon Drive right-of-way no longer needed.

2. The final plat of Pine Lake Heights South 6th Addition conforms to the approved preliminary plat.
3. Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of

security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

4. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.
5. A subdivision agreement is required and will be submitted to the owners for their signature.
6. The deed transferring the vacated O'Hanlon Drive right-of-way must be recorded with the Register of Deeds prior to this plat being recorded.

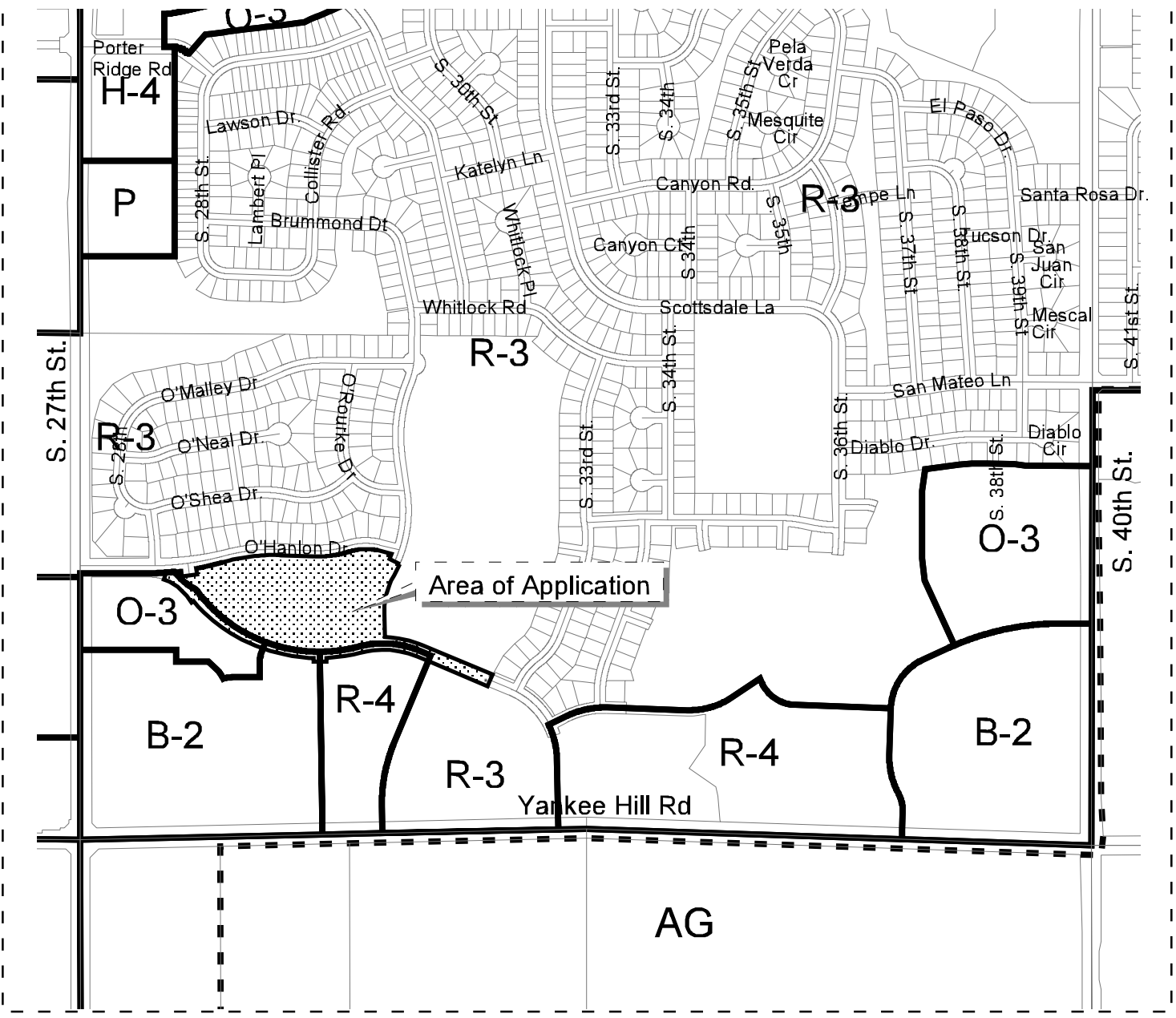
Prepared by:

Brian Will, AICP
Planner



Final Plat #02018
Pine Lake Heights South 6th Add.
27th & Yankee Hill Rd.

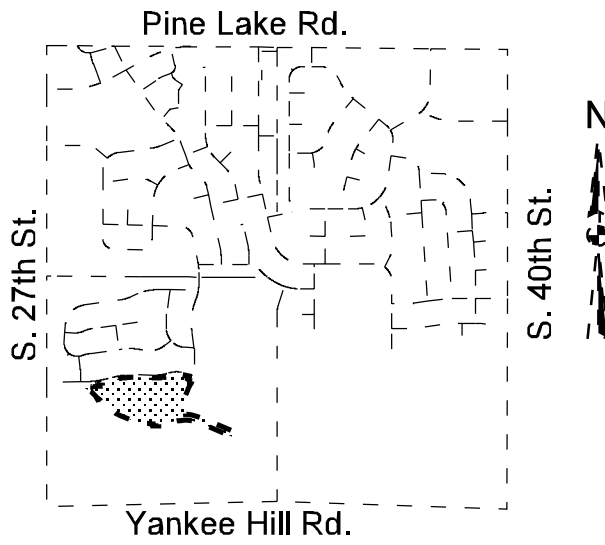
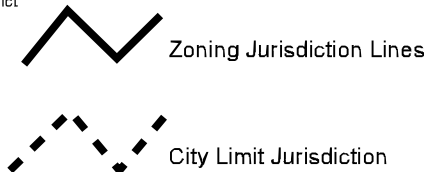




Final Plat #02018
Pine Lake Heights South 6th Add.
27th & Yankee Hill Rd.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

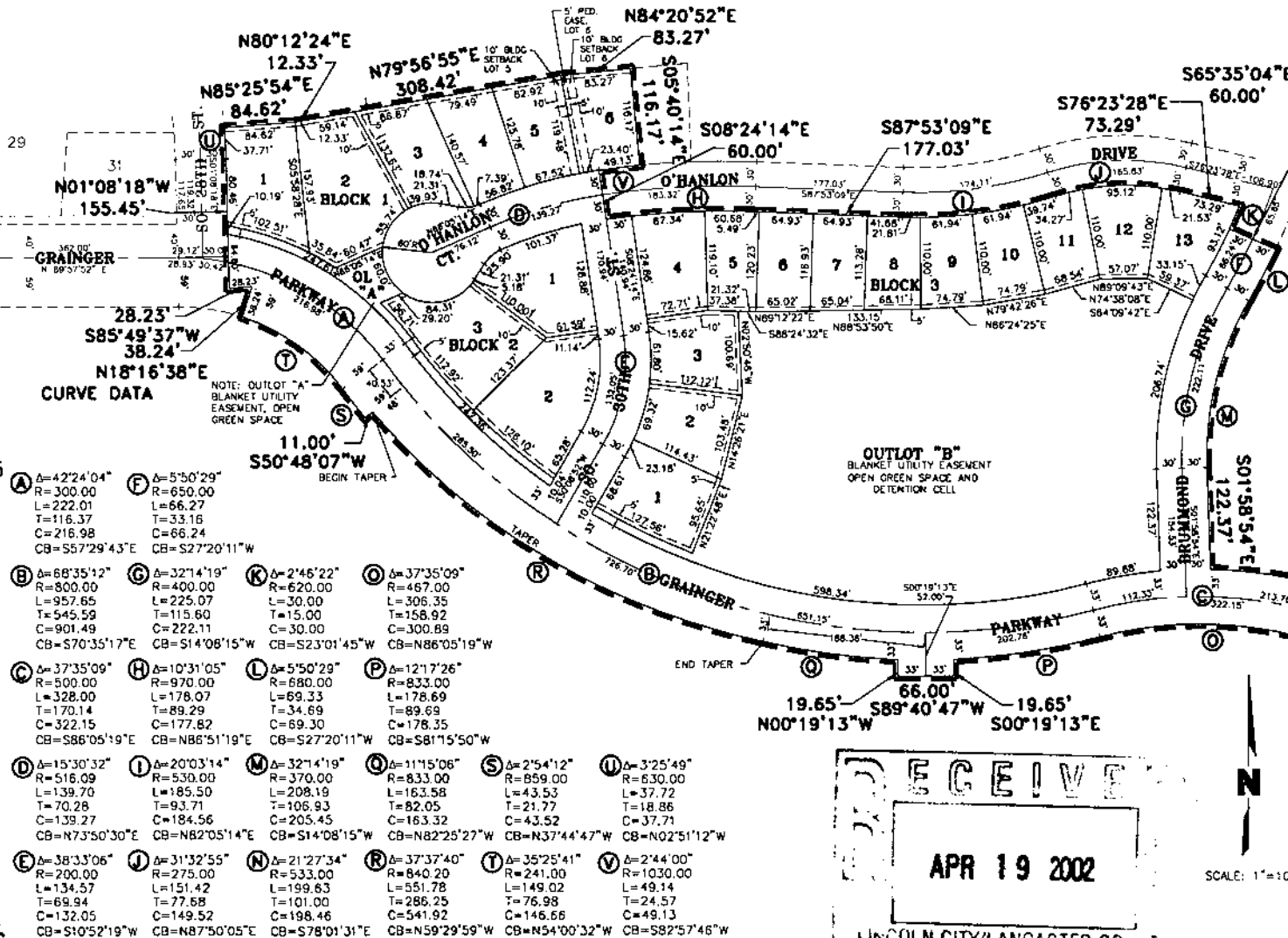
One Square Mile
 Sec. 19 T9N R7E



PINE LAKE HEIGHTS SOUTH 6TH ADDITION

FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	12,055.11 SF	0.2767 AC.
LOT 2	16,845.91 SF	0.3821 AC.
LOT 3	10,412.38 SF	0.2390 AC.
LOT 4	9,437.33 SF	0.2167 AC.
LOT 5	9,144.33 SF	0.2099 AC.
LOT 6	9,127.41 SF	0.2095 AC.
BLOCK 2		
LOT 1	13,048.16 SF	0.2995 AC.
LOT 2	15,510.02 SF	0.3561 AC.
LOT 3	14,547.13 SF	0.3340 AC.
BLOCK 3		
LOT 1	11,493.02 SF	0.2638 AC.
LOT 2	9,551.65 SF	0.2193 AC.
LOT 3	9,881.88 SF	0.2269 AC.
LOT 4	9,792.63 SF	0.2248 AC.
LOT 5	7,491.14 SF	0.2381 AC.
LOT 6	7,699.67 SF	0.1768 AC.
LOT 7	7,474.07 SF	0.1716 AC.
LOT 8	7,330.44 SF	0.1683 AC.
LOT 9	7,469.84 SF	0.1715 AC.
LOT 10	7,469.88 SF	0.1715 AC.
LOT 11	7,845.43 SF	0.1801 AC.
LOT 12	8,507.22 SF	0.1953 AC.
LOT 13	9,141.34 SF	0.2099 AC.
OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT A	7,286.92 SF	0.1673 AC.
LOT B	185,521.19 SF	4.2590 AC.

PINE LAKE HEIGHTS SOUTH 6TH ADDITION

FINAL PLAT

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NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS SOUTH 6TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "D" PINE LAKE HEIGHTS SOUTH 4TH ADDITION, LOTS 26 THROUGH 31 BLOCK 3 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, AND A PORTION OF VACATED O'HANLON DRIVE RIGHT-OF-WAY, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID OUTLOT "D" PINE LAKE HEIGHTS SOUTH 4TH ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 67 DEGREES 17 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", A DISTANCE OF 398.60 FEET TO THE POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 467.00 FEET, ARC LENGTH OF 306.35 FEET, DELTA ANGLE OF 37 DEGREES 35 MINUTES 09 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 05 MINUTES 19 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 300.89 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 833.00 FEET, ARC LENGTH OF 178.69 FEET, DELTA ANGLE OF 12 DEGREES 17 MINUTES 26 SECONDS, A CHORD BEARING OF SOUTH 81 DEGREES 15 MINUTES 50 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 178.35 FEET TO A POINT, THENCE SOUTH 00 DEGREES 19 MINUTES 13 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "D", A DISTANCE OF 19.65 FEET TO A POINT, THENCE SOUTH 89 DEGREES 40 MINUTES 47 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", A DISTANCE OF 66.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 19 MINUTES 13 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "D", A DISTANCE OF 19.65 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 833.00 FEET, ARC LENGTH OF 163.58 FEET, DELTA ANGLE OF 11 DEGREES 15 MINUTES 06 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 25 MINUTES 27 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 163.32 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 840.20 FEET, ARC LENGTH OF 551.78 FEET, DELTA ANGLE OF 37 DEGREES 37 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 58 DEGREES 29 MINUTES 59 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 541.92 FEET TO A POINT, THENCE SOUTH 50 DEGREES 48 MINUTES 07 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", A DISTANCE OF 11.00 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 859.00 FEET, ARC LENGTH OF 43.53 FEET, DELTA ANGLE OF 02 DEGREES 54 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 37 DEGREES 44 MINUTES 47 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 43.52 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 241.00 FEET, ARC LENGTH OF 149.02 FEET, DELTA ANGLE OF 35 DEGREES 25 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 54 DEGREES 00 MINUTES 32 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 146.66 FEET TO A WEST CORNER OF SAID OUTLOT "D", THENCE NORTH 18 DEGREES 16 MINUTES 38 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "D", A DISTANCE OF 38.24 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "D", THENCE SOUTH 85 DEGREES 49 MINUTES 37 SECONDS WEST ALONG A SOUTH LINE OF VACATED O'HANLON DRIVE RIGHT-OF-WAY, A DISTANCE OF 28.23 FEET TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH 28TH STREET, THENCE NORTH 01 DEGREES 08 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH 28TH STREET RIGHT-OF-WAY AND ITS EXTENSION, A DISTANCE OF 155.45 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 37.72 FEET, DELTA ANGLE OF 03 DEGREES 25 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 02 DEGREES 51 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 37.71 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 2, OF PINE LAKE HEIGHTS SOUTH 2ND ADDITION; THENCE NORTH 85 DEGREES 25 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 84.62 FEET TO THE NORTHEAST CORNER OF SAID LOT

2, THENCE NORTH 80 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF LOT 31 BLOCK 3 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, A DISTANCE OF 12.33 FEET TO A POINT, THENCE NORTH 79 DEGREES 56 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 31, AND LOTS 30 THROUGH 27, BLOCK 2 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, A DISTANCE OF 308.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, THENCE NORTH 84 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF LOT 26 BLOCK 2 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, A DISTANCE OF 83.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 26, THENCE SOUTH 05 DEGREES 40 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 116.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,030.00 FEET, ARC LENGTH OF 49.14 FEET, DELTA ANGLE OF 02 DEGREES 44 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 57 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 26, AND A CHORD LENGTH OF 49.13 FEET TO A POINT, THENCE SOUTH 08 DEGREES 24 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF VACATED O'HANLON DRIVE RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OUTLOT "D" PINE LAKE HEIGHTS SOUTH 4TH ADDITION, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 970.00 FEET, ARC LENGTH OF 178.07 FEET, DELTA ANGLE OF 10 DEGREES 31 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 51 MINUTES 19 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 177.82 FEET TO A POINT OF TANGENCY, THENCE SOUTH 87 DEGREES 53 MINUTES 09 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", A DISTANCE OF 177.03 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, ARC LENGTH OF 185.50 FEET, DELTA ANGLE OF 20 DEGREES 03 MINUTES 14 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 05 MINUTES 14 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 184.56 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 275.00 FEET, ARC LENGTH OF 151.42 FEET, DELTA ANGLE OF 31 DEGREES 32 MINUTES 55 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 50 MINUTES 05 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 149.52 FEET TO A POINT OF TANGENCY, THENCE SOUTH 76 DEGREES 23 MINUTES 28 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", A DISTANCE OF 73.29 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "D", THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 620.00 FEET, ARC LENGTH OF 30.00 FEET, DELTA ANGLE OF 02 DEGREES 46 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 23 DEGREES 01 MINUTES 45 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 30.00 FEET TO A POINT, THENCE SOUTH 65 DEGREES 35 MINUTES 04 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", A DISTANCE OF 60.00 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "D", THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 680.00 FEET, ARC LENGTH OF 69.33 FEET, DELTA ANGLE OF 05 DEGREES 50 MINUTES 29 SECONDS, A CHORD BEARING OF SOUTH 27 DEGREES 20 MINUTES 11 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 69.30 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 370.00 FEET, ARC LENGTH OF 208.19 FEET, DELTA ANGLE OF 32 DEGREES 14 MINUTES 19 SECONDS, A CHORD BEARING OF SOUTH 14 DEGREES 08 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 205.45 FEET TO A POINT OF TANGENCY, THENCE SOUTH 01 DEGREES 58 MINUTES 54 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "D", A DISTANCE OF 122.37 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 533.00 FEET, ARC LENGTH OF 199.63 FEET, DELTA ANGLE OF 21 DEGREES 27 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 78 DEGREES 01 MINUTES 31 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", AND A CHORD LENGTH OF 198.46 FEET TO A POINT OF TANGENCY, THENCE SOUTH 67 DEGREES 17 MINUTES 45 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "D", A DISTANCE OF 398.60 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "D", THENCE SOUTH 22 DEGREES 42 MINUTES 15 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "D", A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 606,591.04 SQUARE FEET OR 13.93 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN WALL
LINCOLN, NE. 68508

L.S. NUMBER



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS SOUTH 6TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "D" PINE LAKE HEIGHTS SOUTH 4TH ADDITION, LOTS 26 THROUGH 31 BLOCK 3 PINE LAKE HEIGHTS SOUTH 3RD ADDITION, AND A PORTION OF VACATED O'HANLON DRIVE RIGHT-OF-WAY, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRED, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO GRAINGER PARKWAY FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

PINE LAKE HEIGHTS SOUTH 6TH ADDITION

FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT
NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION

ACKNOWLEDGMENT OF NOTARY

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

THOMAS E. WHITE, PRESIDENT,
DEVELOPMENT DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

NAME: _____
TITLE: _____
DON JOHNSON HOMES INC.,
A NEBRASKA CORPORATION

JOHN C. BRAGER, PRESIDENT,
CONSTRUCTION DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

NAME: _____
TITLE: _____
CHERRY HILL HOMES INC.,
A NEBRASKA CORPORATION

GERALD L. SCHLEICH, PRESIDENT,
SOUTHVIEW INC.,
A NEBRASKA CORPORATION

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
AND STATE, PERSONALLY CAME THOMAS E. WHITE WHO IS PERSONALLY
KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS
PLAT AS PRESIDENT OF DEVELOPMENT DIVISION, RIDGE DEVELOPMENT
COMPANY, A NEBRASKA CORPORATION AND HE ACKNOWLEDGES THE
EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE
VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
AND STATE, PERSONALLY CAME JOHN C. BRAGER WHO IS PERSONALLY KNOWN
TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT
AS PRESIDENT OF CONSTRUCTION DIVISION, RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION AND HE ACKNOWLEDGES THE EXECUTION
THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND
DEED OF SAID COMPANY.

NOTARY PUBLIC

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
AND STATE, PERSONALLY CAME GERALD L. SCHLEICH WHO IS PERSONALLY
KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS
PLAT AS PRESIDENT OF SOUTHVIEW INC., A NEBRASKA CORPORATION AND HE
ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND
DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
AND STATE, PERSONALLY CAME NAME _____ WHO IS PERSONALLY
KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS
PLAT AS PRESIDENT OF DON JOHNSON HOMES INC., A NEBRASKA CORPORATION
AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT
AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY
AND STATE, PERSONALLY CAME NAME _____ WHO IS PERSONALLY
KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS
PLAT AS PRESIDENT OF CHERRY HILL HOMES INC., AND HE ACKNOWLEDGES THE
EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY
ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS
FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS _____ DAY OF
_____, 20____ BY RESOLUTION NO. _____

ATTEST: _____
CHAIR

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL
PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS SOUTH 6TH
ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF
THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT
NO. _____ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE
DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER,
ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR
ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND
RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON
THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE
HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER
PERSON.

NAME OF BANK

PINNACLE BANK

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: LYNNETTE NELSON
TITLE: LOAN OFFICER AND ESCROW AGENT

NAME OF BANK

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____ BY LYNNETTE NELSON, LOAN OFFICER AND
ESCROW AGENT FOR PINNACLE BANK, ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____ BY NAME _____, TITLE _____
BANK, ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

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NOTARY PUBLIC